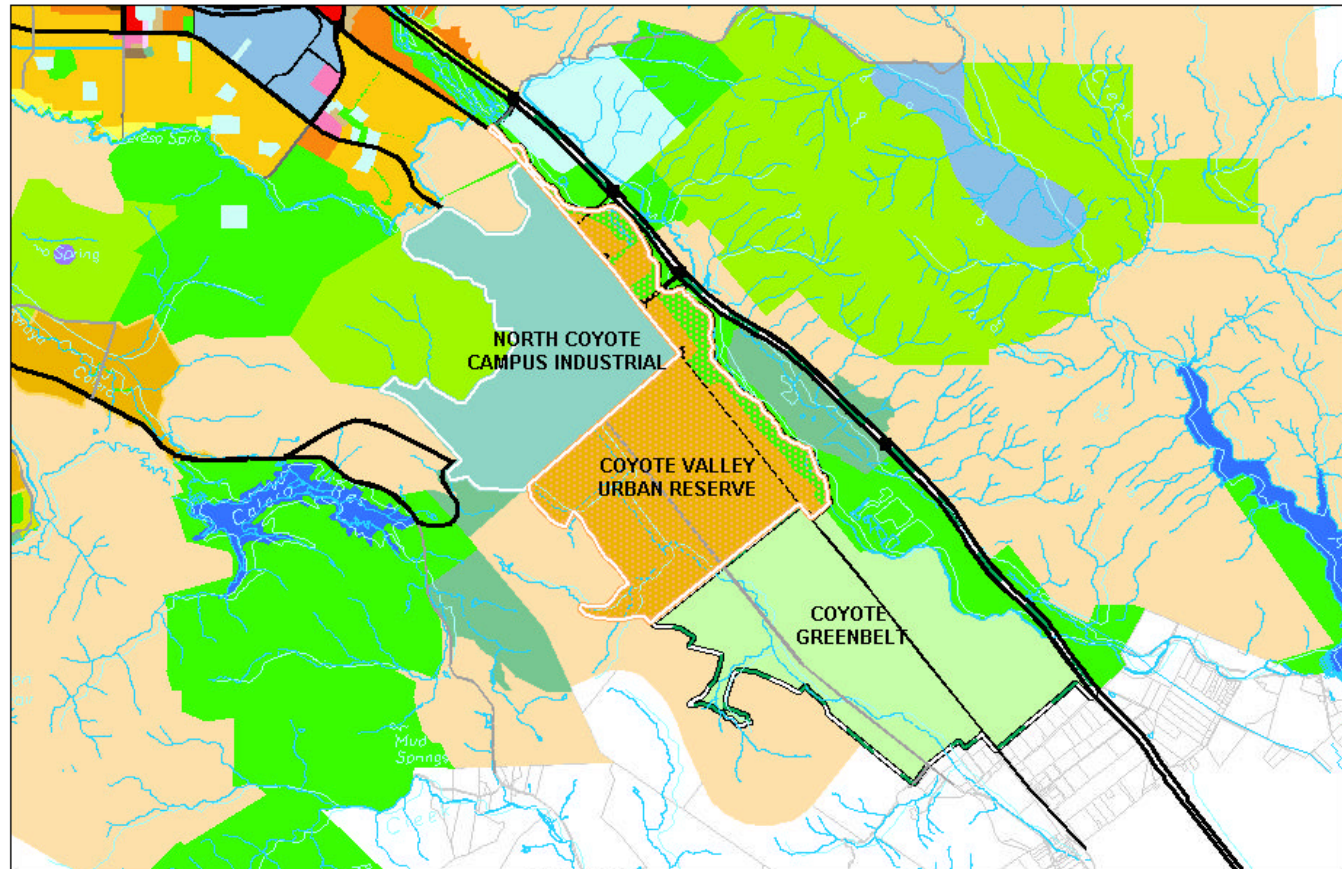


# **SOUTH COYOTE VALLEY PROPERTY OWNERS**

Conceptual Greenbelt Strategy  
December 9, 2004



## Background - Size and Location



### LEGEND

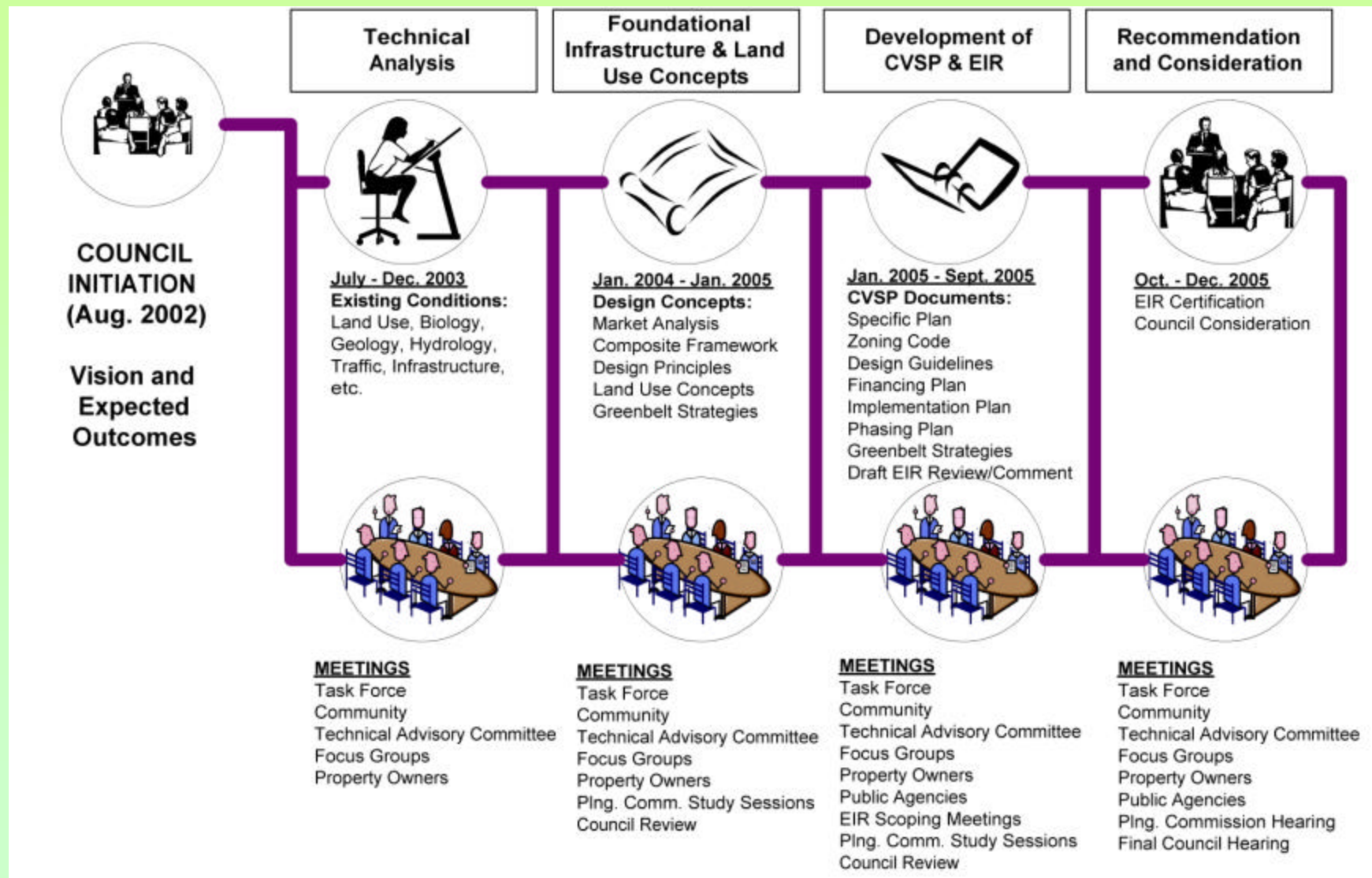
-  Coyote Urban Reserve
-  North Coyote Campus Industrial
-  Coyote Greenbelt





# COYOTE VALLEY SPECIFIC PLAN

## 3 Process Diagram

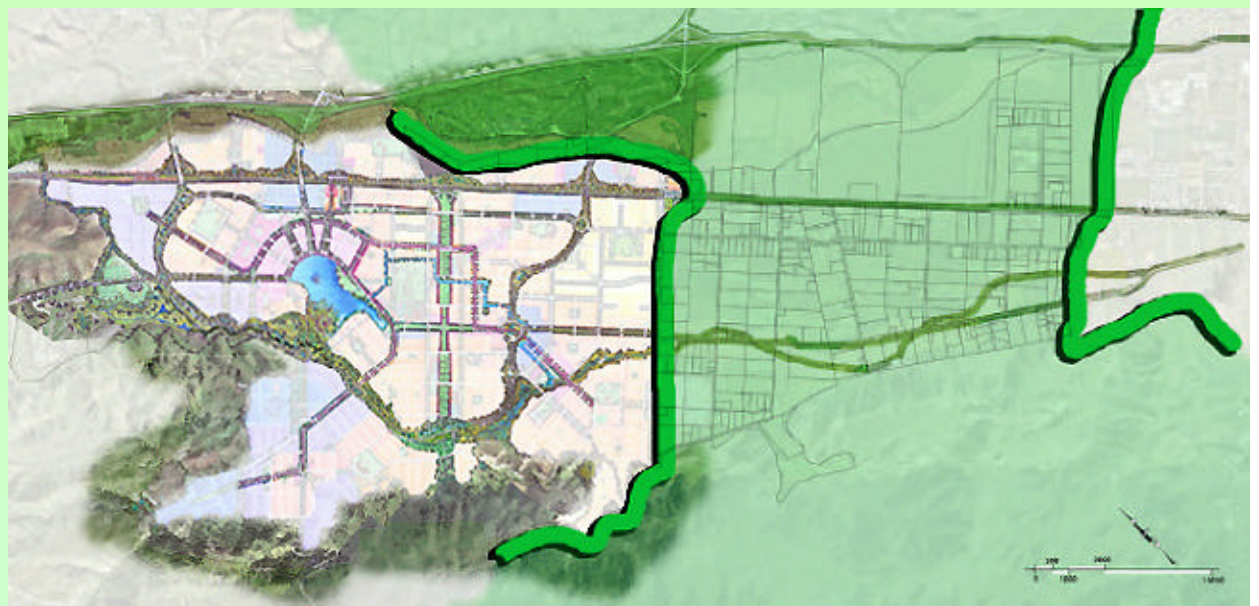


## **4 Key Council's Vision and Expected Outcomes**

1. Plan includes North and Central for land planning, and South Coyote only for infrastructure financing
2. Boundary between Central and South Coyote is fixed
11. Plan must be financially feasible for private development
14. Facilitate permanent acquisition of fee title or conservation easements in South Coyote

## 5 **Vision**

South Coyote Valley should be a special place, maintaining a permanent non-urban buffer between the Cities of San Jose and Morgan Hill.





## 6 Methodology and Background

**Research was conducted in three areas:**

### 1. Existing Conditions

- Physical Conditions
- Jurisdictional and Regulatory Frameworks
- Current Land Uses
- Historical Land Use

### 2. Stakeholder Input

- Governmental Jurisdictions and Agencies
- Greenbelt Property Owners and Farmers
- Open Space, Environmental, Agricultural, and Food Interests

### 3. Greenbelt Case Studies



## 7 Findings – Economic Challenges

1. **Conventional agriculture in South Coyote Valley is less viable due to:**
  - Depressed markets due to imports
  - Rising costs of inputs: fuel, fertilizer, pesticides
  - Labor is unavailable and too expensive to attract and retain
  - Regulatory barriers
  - Loss of processing facilities
  - Small parcels are inefficient
  - Traffic impedes movement of farm machinery
2. **Uncertainty not conducive to expansion and investment**
3. **High land prices prevent “new” farmers from buying lands**
4. **Limited funding for the purchase of open space and agricultural easements**



## 8 Findings – Environmental Challenges

- Reported problematic soils result in poor crop production.
- Many low or non-producing wells may require expensive retrofitting.
- High nitrate levels in some wells.
- High ground water levels and flood-prone areas around Fisher Creek in the rainy season.
- Past use of pesticides and herbicides may impede establishment of organic agriculture on some properties.
- Potential buffer and liability issues between housing, agriculture, and wildlife.





## 9 Findings – Economic Opportunities

- Added home site and community value derived from aesthetic agricultural and natural landscape, intermixed with recreational opportunities
- Economic and environmental sustainability, multi-functional land use, and community health, are beneficial for new development in North and Mid Coyote, as well as South Coyote Valley
- Growing demand for locally grown food, organic products, specialty crops, and on-farm educational programs
- Interest in Coyote Valley climate, natural resources, and proximity to markets.



## Findings – Environmental Opportunities

- Potential opportunity to focus wetlands and habitat mitigation requirements
- Potential for wildlife corridor that would link Coast range and Diablo range habitats
- Water quality generally good for irrigation and other agro businesses
- Water supply is available in sufficient quantities to serve the needs of farmers
- Potential establishment of trails along Fisher Creek, and connecting existing regional parks to the east and west of Coyote Valley



Photo: Hidden Villa





## 11 **Greenbelt Strategy Goal**

The Greenbelt Strategy proposes to establish a framework to create and sustain a rural environment that supports high value rural residential home sites, active open space and related recreation, conservation, and small-scale agriculture. The agricultural uses in the Greenbelt would be an important part of the aesthetic environment supporting high quality residential and open space uses, and a means of maintaining the open lands and uses.





## Strategy Assumptions and Principles

1. Maintain existing City and County General Plan policies and Zoning regulations
2. Single family residential use remains the major economic value
3. Existing legal lots of record are recognized
4. Agricultural uses are allowed and encouraged, not required



## 13 Strategy Assumptions and Principles

5. Previously approved land uses/legal non-conforming uses may continue in current use
6. City or County do not have plans to condemn or purchase property
7. City will not extend urban services outside Urban Service Area into South Coyote Valley



## Draft Strategy Elements

### Policies:

- Maintain existing City and County regulations:
  - Land uses are predominantly designated for Agriculture
  - The minimum requirement for parcel size is generally 20 acres (City), and for County 20 acres (west of Monterey Road) and 40 acres (east of Monterey Road)

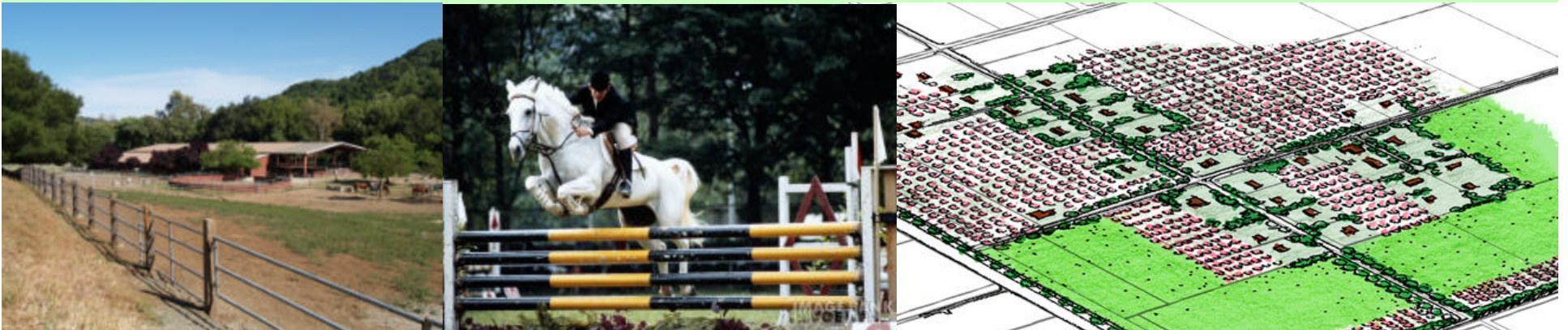




## 15 Draft Strategy Elements

### Policies:

- Identify locations for trails, recreation, resource areas/corridors in Coyote Valley
- Identify areas suitable for agricultural production, buffers, and other open space uses
- Establish design, landscaping, and roadway guidelines



**16 Draft Strategy Elements**

**A new non-profit or quasi-public entity should:**

- Match interested farmers and land through outreach and lease coordination
- Help market Coyote Valley farm products and on-farm programs
- Manage the interface between different greenbelt uses and activities
- Raise funds and develop partnerships

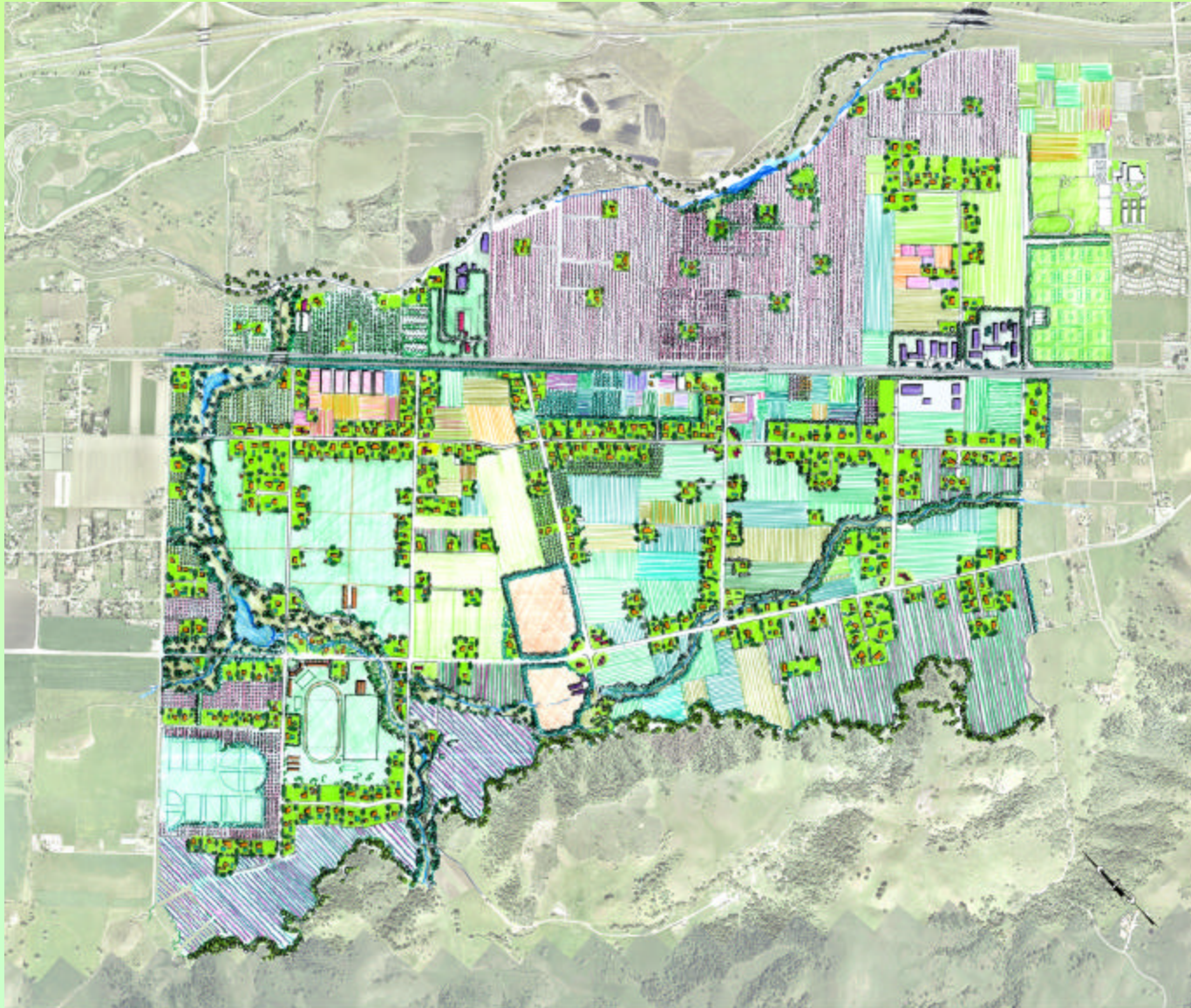
## **Draft Strategy Elements**

### **Pursue variety of creative funding opportunities, including:**

- Partnerships with conservation entities (e.g. County Parks, Open Space Authority, etc.)
- Environmental mitigation
- Grant funding for open space, agriculture, habitat, etc
- Organizational seed money
- Agricultural management fees



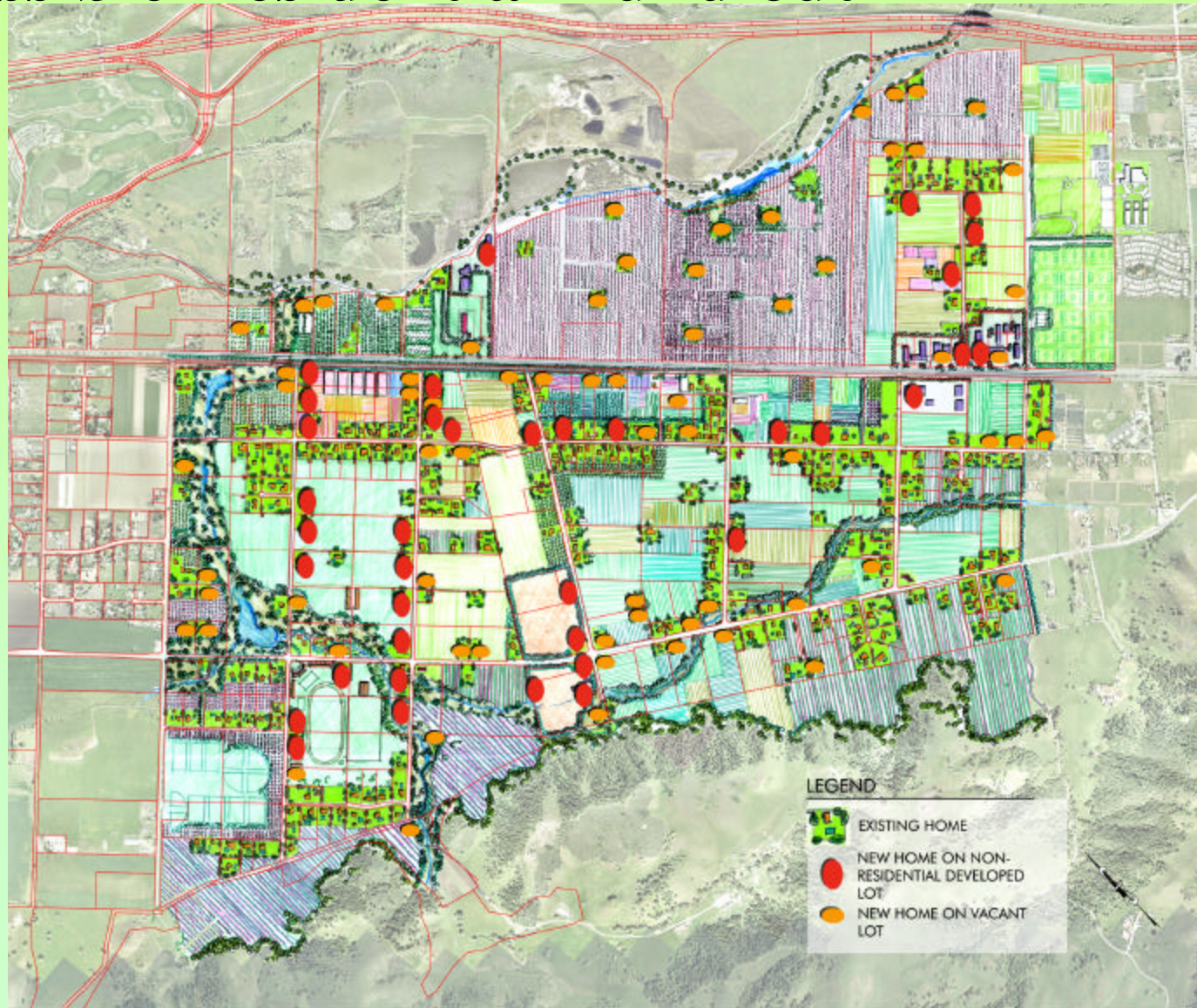
## South Coyote Land Use Concept





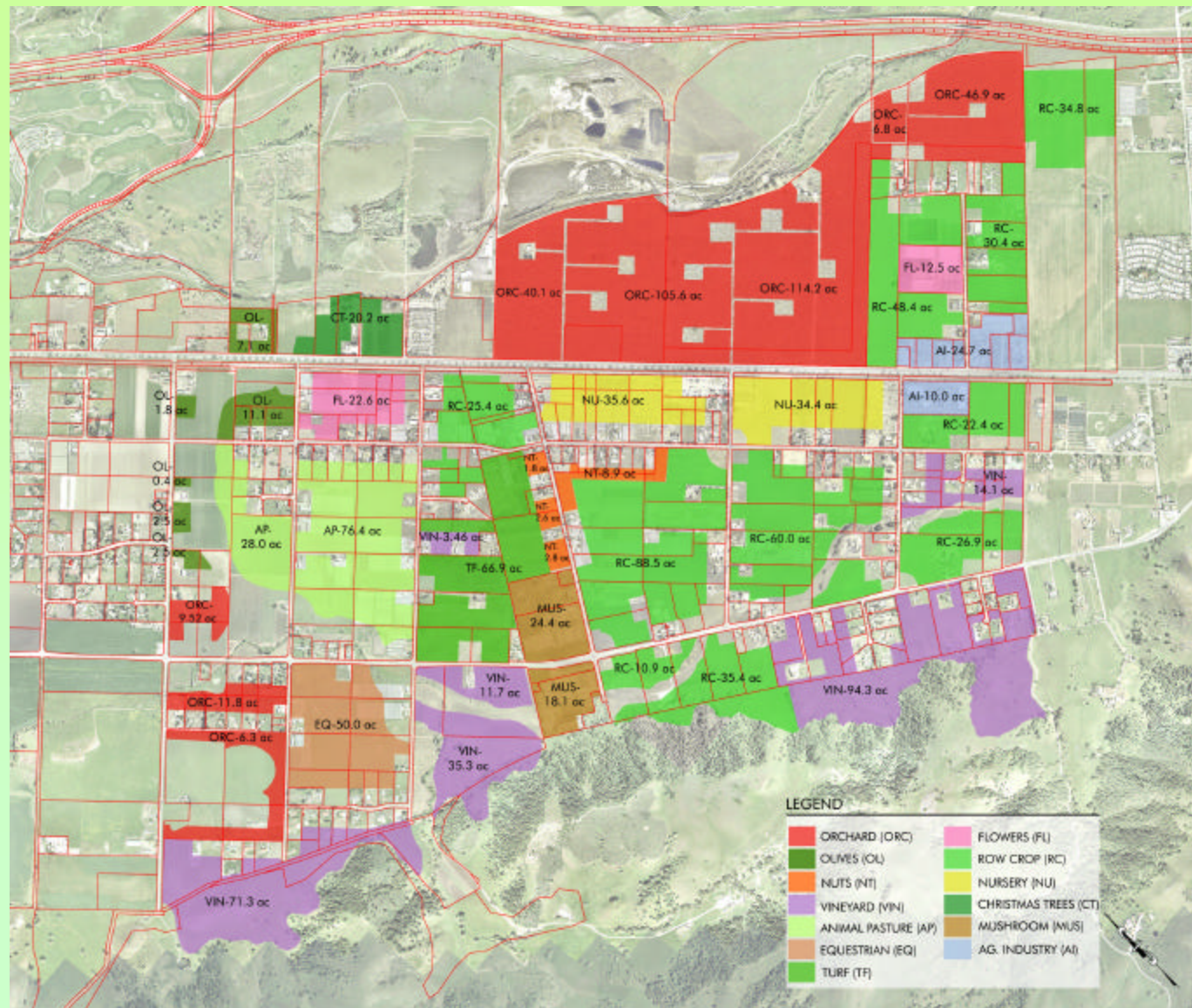
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## Possible Residential Build out





## Example Agricultural Trust Uses





# COYOTE VALLEY SPECIFIC PLAN

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## Example Agricultural Trust Water Need

COYOTE VALLEY GREENBELT AGRICULTURAL LAND TRUST AREA POTENTIAL LAND USES AND WATER DEMANDS			
Ag. Use	Acres	Demand Rate	Demand
Orchard	351.2	2 AF/YR/AC	702
Olives	25.4	2 AF/YR/AC	51
Nuts	16.1	1 AF/YR/AC	16
Vineyard	121.76	2 AF/YR/AC	244
Animal Pasture	212.8	1 AF/YR/AC	213
Equestrian	50	1 AF/YR/AC	50
Turf	66.9	4 AF/YR/AC	268
Flowers	35.1	3 AF/YR/AC	105
Row Crop	364.4	2.5 AF/YR/AC	911
Nursery	70	3 AF/YR/AC	210
Christmas Trees	20.2	2 AF/YR/AC	40
Mushroom	42.5	1 AF/YR/AC	43
Education Agriculture	34.8	2 AF/YR/AC	70
Ag. Industry	34.7	2 AF/YR/AC	69
Veteranarian	18.23	1 AF/YR/AC	18
Telecom	7.8	0.5 AF/YR/AC	4
Ag. Enterprise/Homes	12	1 AF/YR/AC	12
Church	2.8	0.5 AF/YR/AC	1
<hr/>			
Total Agricultural Land Trust Area:	1,486.69		
Total Projected Water Demand (Ag. Land Trust Area):			3,027 AF/YR (Say 3,000 AF/YR)
Existing Average Consumption:	2,000 AF/YR		
Total Greenbelt Area:	3,500 AC		
Average Unit Demand =	$\frac{2,000 \text{ AF/YR}}{3,500 \text{ AC}}$	0.57	AF/YR/AC
Average Water Demand =	0.57 1,486.69	847	AF/YR (Say 850 AF/YR)
Total Additional Demand =	3,000 - 850 =	2,150	AF/YR
Total Projected Demand Rate (Greenbelt Area) =		2,000	AF/YR
		+ 2,150	AF/YR
		= 4,150	AF/YR



# Questions and Comments

23 **Next Steps**

- **Task Force Meeting, 12/13/04**  
Discussion of Strategy
- **Community Meeting, 1/6/04**  
Discuss CVSP land uses, including South Coyote
- **Task Force Meeting, 1/10/04**  
Refine Strategy
- **City Council, Jan/Feb 2005**  
Progress Report
- **Various Task Force/Property Owner Meetings, Jan-Dec 2005**  
Continue to develop Strategy